

Present

*Councillor D M Gent – Chairman

*Cllr A J C Fyson
*Cllr P F Allen
*Cllr G B Coles
*Cllr R W I Cooke (Deputy Mayor)
*Cllr A J C Fyson
*Cllr B T Harriss
*Cllr R M Lyon (Town Mayor)
*Cllr R Springett
*Cllr S Thomson

*Denotes attendance
#Denotes apology for absence

Observers: Cllr R F Rendle

Members are reminded that under the Town Council's Standing Order no. 51 the minutes of the Planning Committee are for noting only.

There were 4 members of the public present and representative of the press.

41. DECLARATIONS OF INTEREST.

Cllr Rob Lyon declared a personal interest in item **Q – 1374/16/FUL**
Cllr Robin Springett declared a personal interest in item **I – 1707/16/PDM**
Cllr Gina Coles declared a personal interest in item **J – 1167/16/VAR**

42. PRESENTATION ON PRE APPLICATION PROPOSAL FOR 'FISHHOOK' AND 'WATERSIDE', SOUTHTOWN

Susan Mauger of Cornish Solicitors, Dave Slatter of Access Planning and Design Ltd and Mr O'Brian the potential purchaser of the plot came to open up dialogue with the Planning Committee over the development of the site.

The Chairman thanked them for attending and advised that the Committee would write to them.

Following a discussion, it was agreed that the Town Council would write to Mrs Mauger and suggest that they first make contact with the Design Panel at South Hams District Council.

43. CORRESPONDENCE.

There was one letter of objection in respect of Planning Application **1167/16/VAR**
There was one letter of objection in respect of Planning Application **1693/16/HHO**
Email from Development Management to advise Application number **0004/16/FUL**
will be considered at their meeting on 6th July 2016.

A copy of the Joined up approach by councils to plan for development had been received and circulated to all Councillors.

44. PLANNING APPLICATIONS.

Members gave consideration to the following applications received from South Hams District Council:

- | | | |
|-----|--------------------|--|
| (A) | 1551/16/LBC | Listed building consent for alterations to stud walls, repairs to window woodwork and erection of booms and counter.
8 The Quay
Recommend Approval |
| (B) | 1679/16/tpo | T1 – Beech – Fell
150 Above Town
Fully concur with the Local Tree Warden |
| (C) | 1518/16/HHO | Householder application for front of road parking area.
241 Victoria Road
Recommend Approval subject to Highways Approval. |
| (D) | 1519/16/FUL | Elevational changes and improvements to the North Embankment façade including installation of patio doors and Juliette balconies to flats 1c, 1b, 2a, 6, 7, 9 and 11 and removal of timber clad band at first floor level.
Mayflower Court, North Embankment
The Committee would only Recommend Approval if All of the Flats were dealt with in the same way and if not then they would Recommend Refusal. |

- (E) **1537/16/ADV/** Advertisement consent for 7.5m Pylon to replace the existing flag pole sign at car park entrance.
Lidl, Townstal Road
Recommend Refusal on the grounds of being an unnecessary development in the area.
- (F) **1548/16/LBC** Listed building consent for the refurbishment of existing shopfront including make good any timbers where necessary and re-varnish to match existing, installation of new logo signage in windows, refurbishment and repair of 2 x existing shopfront canopies.
2 Fairfax Place
Recommend Approval however the Committee would like to point out that the advertising Flag that is on the pavement outside the shop is a ‘potential obstruction’.
- (G) **1557/16/FUL** Proposed change of use from jewellers workshop and store to a residential unit at second floor level of existing building.
5 Duke Street
Recommend Approval
- (H) **1610/16/TCA** T1 Cedar. Crown raise to 5.2 metres
107 Above Town
Fully concur with the Local Tree Warden
- (I) **1707/16/PDM/RH** Prior approval for proposed change of use of agricultural building to 3no. dwelling houses (Class C3) and for associated operational development (ClassQ)
Agricultural Barns at, New Barn Farm, Norton
Recommend Approval

- (J) **1167/16/VAR/LH** Application for variation of condition no.2 of planning consent 15/0392/14/F to allow for a minor material amendment
Land at Church Road (Previously submitted as 15 Church Rd)
Recommend Approval as previously stated
- (K) **1612/16/HHO/SC** Householder application for removal of porch/summer room and replacement with terrace and access steps
Day Mark, Above Town
Recommend Approval
- (L) **1625/16/FUL/MB** Change of use from B1 (Offices, light industry appropriate in a residential area) to D2 (Indoor sports and leisure use).
Unit 8-10 Nelson Road Industrial Estate
The Committee feel that insufficient information has been provided and therefore Recommend Refusal until further details have been provided.
- (M) **1725/16/LBC/MB** Listed building consent for internal alterations with general repair and maintenance.
Warfleet Lodge,
Road from Swannaton Rd to Br
Recommend Approval
- (N) **1775/16/HHO/SdB** Householder application for the removal of kerbside path and adjustments to garden access.
35 Crowthers Hill
Recommend Refusal on the grounds of having a detrimental effect on the street scene, loss of right of way for neighbouring property and causing traffic restriction.

- (O) **1631/16/FUL/MB** Demolition and replacement of existing dwelling with new. Creation of new vehicular access from the highway including turning area.
Deans Lodge, South Town
Recommend Refusal on the grounds of loss of amenity, and an over development of the site. The Committee would welcome comments from the highways department especially over the viability of the turntable.
- (P) **1693/16/HHO/CH** Householder application for the installation of cantilevered balcony to rear.
12a Mount Boone
Recommend Refusal on the grounds of loss of amenity, privacy, unneighbourly and overdevelopment.
- (Q) **1374/16/FUL/MB** Erection of seven dwellings with parking provision following demolition of all extra buildings.
7, 14a and Former Dartmouth Rugby Club
Roseville Street
Recommend Refusal on the grounds that this is overdevelopment in a Conservation Area.

Cllr Rob Lyon left the meeting at 18:45

45. PREVIOUS PLANNING APPLICATIONS.

Notifications of South Hams District Council decisions issued.

46. APPEALS - to receive notice of appeals issued and decided.

The Committee noted that **Appeal Ref: APP/K1128/D/16/3143800 4 Higher Street Dartmouth TQ6 9RB is Dismissed.**

